

NRAS Property Management

Quantum requires that NRAS properties are managed by one of our accredited Property Managers.

Accredited Property Managers have been trained to understand Quantum's processes and procedures. This is to ensure that the stringent compliance requirements of the National Rental Affordability Scheme (NRAS) are met and the payment of National Rental Incentive (NRI) to the dwelling owner is protected.

Accredited Property Managers

Purchasers of NRAS properties are able to nominate a Quantum accredited Property Manager or elect their preferred Property Manager. If you wish to elect your own Property Manager, please contact Quantum's Relationship Manager to discuss the process or email contactus@quantumhousing.com.au.

The Management Agreement between the dwelling owner and the Property Manager must contain Quantum's standard NRAS Annexure. Fee structures vary between our accredited Property Managers and Quantum encourages dwelling owners to contact Property Managers directly in this regard. Dwelling owners are required to inform Quantum if they intend to change Property Manager. Please provide 30 days notice of your intent to change Property Manager.

Breach Notices and Dismissal of Property Managers

Quantum maintains a close working relationship with our accredited Property Managers to ensure that all the compliance requirements under NRAS are being met. However, if compliance tasks are not being undertaken to Quantum's standards to the extent that the owner's Incentive payment is being placed at risk, we will issue a Breach Notice to the Property Manager responsible.

The Breach Notice will detail the compliance breach, the required actions and the date by which they must be completed. The dwelling owner will also receive a copy of the Breach Notice. If the compliance breach is not remedied within the required period, Quantum will require the dwelling owner to dismiss the Property Manager and elect another.

Further Information

For further information regarding NRAS Property Management:

- Refer to Section 6.1 in your NRAS Agreement.
- Refer to Quantum's Product Disclosure Statement, a copy of which can be requested through our website at www.quantumhousing.com.au
- Contact Quantum Housing Group: enquiries@quantumhousing.com.au or (08) 6169 1603.

NOTE: The information on this Fact Sheet has been provided as an information service. The information contains general information and does not take into account any investor's particular circumstances and needs. Each investor should assess, or seek advice on, whether the information is appropriate for his or her particular needs, financial situation and investment objectives. Quantum, its officers and employees and agents disclaim all liability (except for any liability which by law cannot be excluded), for any error, inaccuracy in, or omission from the information contained in this Fact Sheet or any loss or damage suffered by any person directly or indirectly through relying on this information.